

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, November 11, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of  
Fort Worth, Texas



## **RESIDENTIAL BOARD OF ADJUSTMENT**

### **AGENDA**

**Wednesday, November 18, 2015**

**Worksession 12:30 PM**

**Public Hearing 1:30 PM**

**1000 Throckmorton  
City Council Chamber  
2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/planninganddevelopment/boards>**

#### **BOARD MEMBERS:**

J.R. Martinez	_____
Tony Perez	_____
Moiri Brown	_____
Joey Dixon	_____
De De Smith	_____
Philip Vaden	_____
Wade Chappell, Vice Chair	_____
Steve Epstein	_____
Darien George, Chair	_____

**I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber**

**A. Review of Cases on Today's Agenda**

**B. Election of Chair and Vice-Chair**

**II. 1:30 P.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of October 21, 2015 Hearing** \_\_\_\_\_



## B. Translation Cases – New

### 1. BAR-15-153

**Juan Jose Lerma**  
724 Atlanta Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a carport that encroaches 10 feet into a 10-foot side yard setback, creating a 0-foot side yard setback
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory building with a 4 foot 6 inch side yard setback where an 8-foot side yard setback is required, deficient by 3 feet 6 inches.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory building with a 5 foot 2 inch rear yard setback where an 8-foot side yard setback is required, deficient by 2 feet 10 inches.

### 2. BAR-15-157

**Jorge Castaneda**  
3608 Pate Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to allow zero parking spaces behind the front building line, where 2 spaces are required.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory building with 224 square feet, where 200 square feet is allowed, excessive by 24 square feet.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory building with a 4 foot side yard setback where a 5-foot side yard setback is required, deficient by 1 foot.

### 3. BAR-15-159

**Alfredo and Greselda Calistro**  
1821 S. Jennings Avenue

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of:
  - i. a carport that encroaches 5 feet into the 5-foot side yard setback, and
  - ii. an accessory building that encroaches 3 feet 6 inches into the 5-foot side yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory building with a one foot rear yard setback, where 5 feet is required, deficient by 4 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to allow structures to cover 54% of a lot, where 50% is allowed, excessive by 4%.



**4. BAR-15-160**

**Miguel & San Juana Lira**  
2801 Travis Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of:
  - i. a front yard open design fence to be 6 feet in height, excessive by 1 foot, and
  - ii. a front yard gate to be 9 feet in height, excessive by 4 feet.
- c. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 4-foot solid fence in a front yard.
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a solid fence to be 4 feet 10 inches in height, excessive by 10 inches.

**C. New Cases**

**5. BAR-15-152**

**William Kirtley by Dan Rhodes Remodeling**  
4601 Crestline Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition that would encroach 4 feet 10 inches into a 10-foot side yard setback, creating a 5-foot 2-inch side yard setback.

**6. BAR-15-154**

**Kyle Denmark**  
3837 Pershing Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition with a 4-foot 6-inch side yard setback where a 10-foot side yard setback is required, deficient by 5 feet 6 inches.

**7. BAR-15-156**

**Chase Peysen Special Needs Trust**  
3267 Mary's Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a single family residence with a 20-foot projected front yard setback, where a 25-foot setback is required, deficient by 5 feet.

**8. BAR-15-158**

**Jennifer Martin**  
4209 Curzon Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the reconstruction of a garage with an 8-inch side yard setback, where 3 feet is required, deficient by 2 feet 4 inches.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the reconstruction of a garage with an 8- inch rear yard setback, where 3 feet is required, deficient by 2 feet 4 inches.



**9. BAR-15-161**

**Michael & Lisa Ward**

2300 Hillcrest Street

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a carport that would encroach one foot into a 5-foot side yard setback, creating a 4-foot side yard setback.

**10. BAR-15-162**

**Melissa Lane**

2225 Frosted Willow Lane

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of accessory structures that encroach 3 feet into the 5-foot side yard setback, creating a 2-foot setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of three accessory structures with a combined 334 square feet, where 200 square feet is allowed, excessive by 134 square feet.

**11. BAR-15-163**

**Kari and Owen Hutchison**

3808 Pelham Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage with a 12-foot 10-inch front yard setback, where a 34-foot setback is required, deficient by 21 feet 2 inches.
- b. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the front building line, where 2 spaces are required.

**III. ADJOURNMENT:**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA DURANTE LA REUNION PUBLICA:**

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para sillas de ruedas. Se les solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, la cual hará un intento razonable para proporcionar los servicios auxiliares necesarios.

**Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.